

STAFF REPORT
February 24, 2005

No. 05PL019 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Joel Boylan
REQUEST	No. 05PL019 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 21, Block 3 of Moon Meadows Estates Subdivision, Section 34, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 21A and 21B, Block 3 of Moon Meadows Estates Subdivision, Section 34, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.38 acres
LOCATION	3025 Moon Meadows Drive
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Private on-site wastewater and water
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulations:

1. Prior to Preliminary Plat approval by the Planning Commission, a revised structural site plan shall be submitted for review and approval identifying the location of the existing on-site well and wastewater system;
2. Prior to Preliminary Plat approval by the Planning Commission, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If individual on-site wastewater systems are proposed, then percolation information demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be

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- submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If on-site well(s) are used, data to confirm that the well(s) have sufficient flows and water quality shall be submitted for review and approval. If a shared well is proposed than it shall be designed as a public water system. In addition, the plat document shall be revised to show utility easement(s) as needed;
4. Prior to Preliminary Plat approval by the City Council, road construction plans for Moon Meadows Drive shall be submitted for review and approval. In particular, the road construction plans shall show Moon Meadows Drive located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised dedicating 17 additional feet of right-of-way along Moon Meadows Drive;
 5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 6. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Moon Meadows Drive except for the approved approach location(s);
 7. Prior to submittal of a Final Plat application, the plat document shall be revised to include the township, range and section in the plat title and to correct the lot number on the adjacent property from Lot 21 to Lot 20;
 8. Upon submittal of a Final Plat application, a note shall be placed on the plat indicating that at the time a Building Permit is applied for, a reserve drainfield area will be identified and held in reserve unless a public sewer system is provided; and,
 9. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide a 4.38 acre lot into two lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter, sidewalk, street light conduit, sewer and water along Moon Meadows Drive as it abuts the subject property. (See companion item #05SV010.)

The subject property is located 150 feet east of the intersection of Northstar Road and Moon Meadows Drive on the south side of Moon Meadows Drive. Currently, a single family residence with a detached garage is located on the subject property

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

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STAFF REVIEW:

Staff has reviewed the Layout Plat and has noted the following considerations:

Zoning: The property is located outside of the City limits within Pennington County and is currently zoned Suburban Residential District. The Suburban Residential District requires a minimum lot size of 6,500 square feet with central water and sewer and one acre lot size with on-site water and wastewater. The Layout Plat identifies that the two proposed lots are each 2.19 acres in size meeting the minimum lot size of the Suburban Residential District.

Moon Meadows Drive: Moon Meadows Drive is located along the north lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plat requiring that it be located in a minimum 100 foot wide right-of-way with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Moon Meadows Drive is located in a 66 foot wide right-of-way with a 40 foot wide paved surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised dedicating an additional 17 feet of right-of-way.

Wastewater: The applicant has indicated that a private wastewater system serves the existing residence. As such, staff is recommending that percolation information prepared by a Professional Engineer be submitted for review and approval prior to Preliminary Plat approval by the Planning Commission.

The Pennington County Planning Department has indicated that a note should be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit". Staff is recommending that the plat document be revised as identified prior to submittal of a Final Plat application.

Water: The applicant has indicated that an on-site well currently serves the existing residence. As such, staff is recommending that water plans prepared by a Registered Professional Engineer showing the extension of water mains be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, data to confirm that the well has sufficient flows and water quality must be submitted for review and approval. If a shared well is proposed than it must be designed as a public water system. In addition, the plat document must be revised to show utility easement(s) as needed.

Structural Site Plan: The applicant has submitted a structural site plan identifying the location of the existing single family residence and the detached garage on proposed Lot 21A. However, a revised site plan must be submitted for review and approval identifying the location of the existing on-site wastewater and water system that currently serve the existing residence. Staff is recommending that prior to Preliminary Plat approval by the City Council, a revised site plan as identified be submitted for review and approval.

Staff believes the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.